

107.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

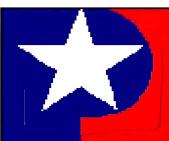
816,700 / 816,700

USE VALUE:

816,700 / 816,700

ASSESSED:

816,700 / 816,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		LANTERN LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PIZZUTO ROBERT J JR & MICHELE	
Owner 2:	
Owner 3:	

Street 1: 54 LANTERN LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: PIZZUTO LIBBY -	
Owner 2: -	
Street 1: 54 LANTERN LANE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 3043 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

BUILDING PERMITS	
Date	Number
8/10/2017	1029
	New Wind
	9,125 C
2/7/2013	158
	Manual
	38,419 C

ACTIVITY INFORMATION	
Date	Result
8/30/2018	MEAS&NOTICE
	CC Chris C
5/22/2013	Info Fm Prmt
	EMK Ellen K
6/1/2009	Meas/Inspect
	189 PATRIOT
5/17/2000	Inspected
	276 PATRIOT
11/10/1999	Mailer Sent
10/26/1999	Measured
	243 PATRIOT
10/1/1991	
	PM Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	9498
	Sq. Ft.
	Site
	0
	70. 0.74 4

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9498														493,459						493,500	

Total AC/Ha: 0.21804

Total SF/SM: 9498

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 493,459

Spl Credit

Total: 493,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 19 - Ranch				Full Bath: 1	Rating: Good			skylights and wet bar.															
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall:	%			OthrFix: 2	Rating: Average																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																		
Color: GRAY				A Kits:	Rating:																		
View / Desir:				Fpl: 2	Rating: Good																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1956	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdct:	Fact:	.		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal	2 - Plaster			Functional:	%	Interior:		1	6	2													
Sec Int Wall:	%			Economic:	%	Additions:																	
Partition: T - Typical				Special:	%	Kitchen:																	
Prim Floors: 3 - Hardwood				Override:	%	Baths:																	
Sec Floors:	%			Total:	26.4 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 100.00		Heating:																	
Bsmnt Gar:				Size Adj.: 1.30298495		General:																	
Electric: 3 - Typical				Const Adj.: 0.99989998																			
Insulation: 2 - Typical				Adj \$ / SQ: 130.285																			
Int vs Ext: S				Other Features: 108500																			
Heat Fuel: 1 - Oil				Grade Factor: 1.00																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC:			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 429651																			
% Com Wal	% Sprinkled			Depreciation: 113428																			
				Depreciated Total: 316223																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																	
Make:				Juris. Factor:		Before Depr:	130.29																
Model:				Special Features: 0		Val/Su Net:	82.65																
Serial #:				Final Total: 316200		Val/Su SzAd:	196.64																
SPEC FEATURES/YARD ITEMS				PARCEL ID				Net Sketched Area: 3,826				Total: 321,151	IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu #
11	Pool-Vinyl	D	Y	1	15X30	A	AV	1990	18.72	T	23.2	101			6,500			6,500	BMT	100	RRM	90	
19	Patio	D	Y	1	18X12	A	AV	1970	3.99	T	39.2	101			500			500					
More: N				Total Yard Items: 7,000				Total Special Features:				Total: 7,000				AssessPro Patriot Properties, Inc.							